

# ***Appendix A***

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***Barwon Water Sewerage District Map***



# ***Appendix B***

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*Summary of Consultation*



## ***Appendix B***

# 1. Community Consultation on the Draft Structure Plan

On 17 October 2006, a public information session was held to exhibit the draft Structure Plan and give the community an opportunity to speak to the consultants, Council officers and Councillors regarding any concerns and issues they have. Over 200 people attended the session, with many voicing concerns over the proposed heavy vehicle route options and bypass options, as well as the proposed industrial area in south east Colac.

Attendees were given the opportunity to comment via a feedback form, and the community was also invited to view and make comments on the draft Structure Plan. Over 300 submissions were received, and a summary of the key issues and subsequent responses to the submissions is presented below.

## 1.1 Traffic Management

The vast majority of submissions (around 200) were in relation to the bypass/heavy vehicle route. A summary of the key issues raised is presented below, along with the response to these.

- Support for at least one option of the bypass with appropriate traffic assessment.
- The Princes Highway should remain as is.
- The proposed routes should not run through existing residential areas.
- Concerns for loss of land value, safety and aesthetics.
- Suggestions for alternative routes, including routes located north of Lake Colac.
- Some objections to one or more options, but no objection to the bypass in general.
- Suggestion that the money that is being used to fund the bypass could be put toward general road improvements.

The strong responses against the bypass and heavy vehicle route options demonstrated the community's opposition to the concepts. Some conflicting comments have been received, with many preferring one route over the other depending on the location of their property in regards to the routes. Such a response rate and nature is to be reasonably expected for major proposals such as this.

In response to the submissions, a Notice of Motion was passed at the Council meeting held on 25 October 2006 resolving to:

- Remove Aireys Street as a bypass and heavy vehicle route alternative;
- Remove Wilson Street as an heavy vehicle route alternative; and
- Explore options that do not involve residential areas.

The community's response has been very positive in that it has given Council a strong understanding of heavy vehicle route and bypass options that the community will not support. This clear feedback will ensure that future investigations of alternative arterial routes and bypass options are targeted at areas that received community support and consider local and regional factors.

Specific recommendations in the final Structure Plan are to:

- Review and implement the agreed recommendations of the John Piper Report (November 2005) relating to Murray St in light of the community feedback to alternative (heavy) vehicle routes and other strategic outcomes from the Colac Structure plan.
- Undertake traffic volume and origin and destination surveys for trucks passing through Colac (north, south, east and west).
- Undertake an Integrated Traffic Management Plan for Colac and environs.
- Undertake a detailed analysis of parking issues within the Colac Commercial Centre (area bounded by Queen Street, Railway Line, Botanic Gardens and Armstrong Street).

## 1.2 South East Colac Industrial Area

The second most popular issue in relation to the draft Structure Plan was the proposed rezoning of land in south east Colac from Farming to Industrial 1 and 3.

- Too much industrial land has been allocated.
- Farming Zoned land should not be rezoned to industrial as there are established residences on properties.
- Concerns regarding flooding of land if rezoned to industrial.
- Industrial area will generate an increase in traffic.
- Buffer zones should be created between residential and industrial uses.
- There is no infrastructure in the area proposed to be rezoned to industry.
- Do not want heavy industry in area.
- Industry should be encouraged.
- Support for industrial zoning east of Forest Street.
- Concerns regarding pollution of Barongarook Creek and Lake as a result of the proposed industrial area.
- Other options for industry should be developed e.g. Colac Selling Yards.
- Site specific request for property at 107 Main Street to be rezoned back to industrial.

The overwhelming community concern over the proposed industrial area in south east Colac triggered further discussions with Barwon Water over the ability to sewer land currently located outside the sewerage district. The results of these further discussions will be discussed in Section 3.1 below, however ultimately it was determined there was scope to potentially alter the sewerage district boundary to accommodate industrial development east of Forest Street.

The Structure Plan has been amended so as to shift the proposed south east Colac industrial area to the eastern side of Forest Street and to stage development so that both Industrial 1 and 3 land is provided initially, with further Industrial 1 land to be allocated in the 10 + year timeframe.

Land previously designated for Industrial 1 and 3 development on the western side of Forest Road (south of Hearn Street) is now proposed to be rezoned to Rural Living. This will protect the established rural residential land uses and provide a buffer between industrial land uses and sensitive urban activities.

The other area where there has been a change in the final Structure Plan is in west Colac. The draft Structure Plan recommended that industrial development on Industrial 1 Zoned land in west Colac be discouraged. Upon review, the only way this can be effectively achieved is if the zone is changed back to the surrounding zone, Farming Zone. Hence it is recommended that undeveloped Industrial 1 Zone land in west Colac be rezoned to Farming Zone.

An additional zone boundary realignment has been identified on land on the corner of the Princes Highway and Rossmoyne Rd, west Colac. Currently the zone boundary does not follow the property boundary. This recommendation will not result in additional development rights or opportunities on the affected properties.

## 1.3 Residential Rezoning

Throughout the development of the Draft Structure Plan and in response to the exhibition of the Plan, a number of submissions have been received in relation to residential land, including requests for rezoning to residential land. All rezoning requests have been considered in finalising the Structure Plan, but very few have had the necessary strategic justification to be supported. A summary of the specific requests and the broader issues raised in relation to residential development, has been provided below.

- Against residential zoning in town centre.
- Site specific request for land at 120 Irrewillipe Road, Elliminyt to be rezoned to Low Density Residential rather than Rural Living.

- Any farm owner wanting to subdivide and create residential land should be permitted to do so.
- Development should be encouraged in inner areas.
- Rezoning residential in North East Colac not practical.
- Rural Living Zone is too close to industrial.
- Need to subdivide to provide more residential land.
- Object to future Residential 1 Zone on property (on Colac-Lavers Hill Road, Elliminyt), would like property to be R1Z immediately.
- Would like land on Harris Street to be rezoned from Rural (Farming) to environmental residential.
- Request for review of Rural Zoning at 82 Marriner Street – want to rezone to Residential 1.
- Request for review of Rural Zoning at 75 Marriner Street – want to rezone to Residential 1.
- More residential zoning needs to be provided, especially to the west of Colac.
- Too much residential zoning has been provided.
- Site specific request for land at 1 Rifle Butts Road (and other land west of Rifle Butts Road) to be placed within Barwon Water's sewerage district.
- Site specific request to rezone land at 170 J Barry's Road from Rural to Low Density Residential.
- Site specific request to rezone land at 195 Triggs Road from Rural to residential.
- Site specific request to rezone land at 200 Cants Road to Low Density Residential.
- Wrong Rural Living Zone on Harris Street (already residential) – should be residential as this land is already serviced.

Many of the submissions received in relation to residential development were quite specific, with others providing more general comments on how residential development should occur in Colac.

One of the key concepts in the Structure Plan is to encourage consolidation in the town centre, so as to make use of existing infrastructure and services. This has been agreed upon by Council and is a strategy that is also endorsed by the Department of Sustainability and Environment.

It has been identified that there is currently over 80 years of land supply within the existing Residential Zoned land in Colac (including Residential 1 Zone and Low Density Residential Zone (LDRZ)). This is considered to be more than sufficient and as such, no additional Residential 1 Zone or LDRZ land can be justified on land supply grounds. Further to this, site specific rezoning requests to LDRZ have not been supported as there is already an adequate supply of existing LDRZ land and creation of additional LDRZ land could have the potential to directly conflict with Residential 1 Zone land in that it is likely to reduce the take up of infill development in favour of Low Density Residential development (eg 4000 sq m lots).

Three site specific Residential 1 Zone amendments are recommended to correctly reflect the existing residential land use and development that has occurred. These are:

- Six existing 'conventional' density lots on the south-east corner of Colac-Lavers Hill Road and Harris Road, Elliminyt
- Ten existing 'conventional' density lots on the south-west corner of Queen Street and Pound Road, Elliminyt
- Twelve existing 'conventional' density lots bounded by Armstrong Street, Harris Road and Spring Street, Elliminyt

One site specific Residential 1 Zone amendment is recommended to provide a more definite border to residential development on land to the north of Hearn Street between Talbot and Fulton Streets.

An additional change to the exhibited draft Structure Plan is that land identified in Elliminyt as long term future residential is no longer identified as long term future residential due to the extensive supply of residential land.

The proposed Rural Living Zone has been extended to essentially reflect the existing pattern of development that has occurred in the areas east and west of Colac-Lavers Hill Road. This zone will provide for the rural residential needs of Colac well into the future, hence it is considered that no additional Low Density Residential Zoned land is required.

Several submissions requested rezoning to Residential 1 Zone in the area of Marriner St and Flaxmill Rd, Colac East. These requests have resulted in a detailed review of land use in this general area. This detailed review indicates a mix of existing rural residential development, vacant land between existing Residential 1 Zone land fronting Marriner Street and the Princes Highway and a block of medium density 1 bedroom residential units on the northern side of Marriner Street in need of renewal / upgrade. There is little, if any, productive agriculture in this area.

Land to the west of this area is Industrial 1 Zone. Any rezoning recommendation must consider what the appropriate zone should be given the proximity to industrial land. The north-west corner of the land is also within 300 metres of the effluent treatment plant. While there is an existing strip of Residential 1 Zone in this area, it is not considered appropriate to expand the area of Residential 1 Zone as it would be contrary to the objective of urban consolidation within Colac. Furthermore, the strip of Farming Zone land between the highway and the Residential 1 Zone land on Marriner Street acts as a buffer from traffic on the highway.

The recommendation for this area is to rezone to the Rural Activity Zone, to allow for existing uses to be recognised and provide for minimal further development which, through subdivision in accordance with minimum lot sizes will provide the opportunity for renewal of the medium density units and the creation of a small number of additional lots on the land between Marriner Street and the highway to enhance this entrance to Colac. The rezoning will also reflect that this area contains a mix of land uses and the selected zone must be compatible with the surrounding Farming Zone and Industrial 1 Zone.

## 1.4 Commercial Rezoning

The submissions received in relation to commercial development requested site specific rezonings. These have been discussed in the Commercial Strategy section of the report, however a brief summary of the requests and subsequent responses is provided below.

- Site specific request for land at 22 Princes Highway Colac East to be rezoned to Business 2 Zone / Special Use Zone with local policy to restrict uses to home improvement type.
- Site specific request for land south of Pound Road to be rezoned to commercial / industrial.
- Site specific request for land along Boylans Road to be rezoned to business.
- Site specific request for land at 4 Bath Street to be rezoned from Public Use Zone 7 to Mixed Use Zone.
- Site specific request for land at 36-44 Connor Street to be rezoned from Residential 1 to commercial.
- Site specific request to extend the existing Business 4 Zone on Rifle Butts Road.

The fundamental principle behind the commercial strategy in the Structure Plan is the protection of the urban centre of Colac. This is achieved by:

- Ensuring that anchor activities of the CBD are not undermined by allowing competing uses outside the commercial centre.
- Focusing commercial activities around activity centres of Colac and Elliminyt commercial precincts.
- Facilitating the relocation of industrial uses in town to new industrial areas to reinvigorate town centre.

Recent developments such as Aldi, Rivers, Reject Shop, Best and Less and the announcement in the Colac Herald (7 February 2007) that Civic Hardware propose to relocate to the current Powercor site indicate that these principles are currently being achieved.

These specific rezoning requests have not been supported as they do not satisfy the broader commercial objectives of the Structure Plan. The Business 4 Zone at Colac East is still supported to provide flexible development potential for large uses in accordance with the bulky goods retailing and manufacturing industry purpose of this zone. The request to rezone to Business 2 Zone / Special Use Zone with restrictive schedules / policy to guide development on this site has not been supported as it is the intent of the structure plan that smaller retail shops be located within the CBD area, not in outlying areas. This will minimise risks to the ongoing viability of the Colac town centre and ensure retail leakage does not occur.

The request for land south of Pound Road to be rezoned to commercial primarily relates to a proposal to develop a convenience / supermarket on this land. This is not considered to fit within the objectives of the Structure Plan, which include consolidating development around defined commercial and community nodes.

Land on Boylans and Rifle Butts Roads is located outside of the Barwon Water Sewerage District and Barwon Water has advised that any development in this area should be avoided due to the extreme difficulty of and cost associated with providing sewerage infrastructure to this area.

The site specific rezoning of land on Connor Street is considered to be inappropriate as it is removed from the existing Business 1 Zone and situated amongst a Residential 1 Zone.

The Bath Street proposal presents a difficult scenario as a stand alone site to be rezoned despite the fact that the rezoning in its own right would be encouraged. However, without the adjoining land being subject to a similar rezoning proposal there is not strong justification to support this site specific rezoning.

## **1.5 Education Precinct Comments**

Following are the comments raised in relation to the education precincts.

- The education precinct is bad for “homes”.
- Against college and high school merger.
- Against new school provisions, especially if places can't be filled and buildings can't be maintained.
- Agree only on the college's conversion to a trade school.
- Two schools can't fit on the same site.
- Education precinct is excellent.
- Need a (education) precinct that belongs to the whole community.
- Need a fenceline between the Beechy Trail and Specialist School.

The Education precinct did not draw significant attention during the exhibition process however from the comments received there was a mix of opposition and support for the Precinct. The education precinct is a positive output of the Structure Plan and presents a strong activity centre around which to promote increased residential densities.

## **1.6 General Comments / Issues**

The remaining comments in relation to the Draft Structure Plan are summarised below, along with a brief summary of the response to the comments as provided in the Structure Plan.

- More car parking is required around the shopping area.
- Support for Beechy Rail Trail recommendations.
- Would like to see more trees along main entrances, residential streets, consolidation of housing, more footpaths.
- Murray Street should be upgraded.

Many of these issues have been addressed in the urban design framework. It has been recommended that further detailed investigations in regards to car parking in the town centre be undertaken as part of the Colac Traffic Management Study in the future.

## **2. Stakeholder Consultation on the Draft Structure Plan**

As identified previously, key stakeholders (including government agencies) were engaged early on in the Structure Plan process via a questionnaire and through telephone and face to face discussions. These agencies were also offered the opportunity to comment on the Draft Structure Plan, and a summary of their comments and the subsequent changes to the Structure Plan is outlined in the following sections.

## 2.1 Barwon Water

A written submission was received from Barwon Water outlining their issues and comments in relation to the Draft Structure Plan. Subsequent changes were proposed to the Structure Plan as a result of the first submission, and a number of additional comments were received as a result. A summary of these is outlined below.

### Water

#### Water Sensitive Urban Design

- Support the objective to incorporate WSUD principles in new development.

#### Timing

- Barwon Water needs an estimate of timeframes for new development.
- 5 year Water Plan is currently being developed, and will be submitted to the ESC for approval in early 2007. Need to be able to include water and sewerage needs in this plan.
- Funding will not be available for water and sewerage infrastructure not included in the Water Plan.

#### State Govt's Strategic Water Resource Planning Response

- Central Region Sustainable Water Strategy outlines resource distribution and equity amongst all users within the Central Region of Victoria.
- Final CRSWS identifies additional water resource and conservation options available.

#### Barwon Water's Strategy for a Reliable Water Supply

- Barwon Water is finalising its Water Supply Demand Strategy – supply and demand forecasts for all of Barwon Water's water supply systems – strategy to achieve a supply-demand balance
- Also identifies where efficiencies can be achieved in water resource management e.g. WSUD
- Draft SP is consistent with the proposed draft WSDS

#### Colac Region Water Supply

- Colac system sources water from two storages in the upper reaches of the Gellibrand River
- Principal storage is 2000ML (West Gellibrand Reservoir), Olangolah capacity is 136ML.
- Water is piped 25km where it is treated and enters the reticulation system
- Transfer main requires upgrading
- BW recently constructed a 450ML water storage basin at the Colac water treatment plant, cnr Shorts Road and Forest St, Elliminyt.
- Basin will store pre-treated water from West Gellibrand and Olangolah Reservoirs.
- 65% of water consumption is by industry and agriculture

#### Capability of the water supply system to accommodate the SP

- Modelling was done based on draft SP.
- Existing system, augmented with already planned improvements, with water conservation programs would be adequate to meet current and foreseeable needs of Colac and Elliminyt.

#### WSUD and Water Conservation

- BW would encourage best practice WSUD to be used in industry
- No mechanism mentioned for implementation of WSUD objective.
- BW will be discussing this with Council in 2007.

### Sewerage

#### Current Studies

- KBR and BW currently undertaking study to produce a sewerage strategy for the next 20 years – scheduled for completion by April 2007.
- Objectives of plan:

- Provide implementation plan for recommended servicing strategy.
- Provide Catchment Development Plans for all major catchments in Colac
- Prepare a conceptual design of all major sewerage works outlined in the recommended strategy.

#### Sewerage District Boundary

- Boundary for sewerage services can be amended.
- Sewerage Study will investigate options for servicing development in Colac over the next 20 years.
- Provided there is suitable justification, extensions to the district will be investigated.
- Industrial land to the west of Colac is not suitable for inclusion in the sewerage district.
- A large parcel of Residential 1 Zoned land exists outside of the Barwon Water Sewerage District. Preference should be given to Residential 1 Zoned land within the Sewerage District when developing land for residential purposes.

#### Comments on Section 7.12.1 – Strategy to Achieve Preferred Development Pattern (Industrial)

- BW would be concerned if houses were to be constructed in the area proposed to be back zoned to FZ
- Reclamation Plant has a buffer zone of 300m
- Extension to the BW sewer district to accommodate existing IN1Z in NE Colac would be considered
- It is likely that significant infrastructure will be required to cater for the industrial development in SE Colac, but this will depend on the type of industries and subsequent discharge volumes.
- Need guidance on timeframes for development.

#### Comments on Section 8.7.1 – Strategy to Achieve Preferred Development Pattern (Residential)

- Some existing R1Z land is outside the sewer district in west Colac. No mention of timeframes for development on this land
- BW has a preference for LDRZ land (up to 4000m<sup>2</sup> in area) be sewerred
- Lots in RLZ should be able to accommodate on-site septic systems\
- BW recommends that more direction be given regarding the timing of the future R1Z

#### **Water Recycling**

- Water recycling plan will be developed in 2007.
- No land specifically identified for the use of recycled water.

#### **Protection of Lake Colac**

- Upgrade to Reclamation Plant has resulted in significantly reduced phosphorous and nitrogen levels in the water.

A number of changes were made to the Draft Structure Plan upon receipt of these comments.

Further discussions were undertaken between Barwon Water, Colac Otway Shire Council and Connell Wagner in relation to the shifting of the south east Colac industrial area east of Forest Street. It was agreed that, provided there is sufficient strategic justification for such a move, Barwon Water will plan for the provision of sewerage infrastructure to this area. An assessment is currently being undertaken into servicing development of Colac in the next twenty years, and Barwon Water has indicated that the feasibility of the relocation of the south east Colac industrial area will be investigated.

Concerns were again raised over the development of industrial and commercial land on the Princes Highway in Colac West. This area has been identified as being well removed from the Sewerage Reclamation Plant and outside the Barwon Water Sewerage District. The Structure Plan proposes to place a hold on any further development of this area, pending the future availability of sewerage infrastructure or a change in circumstances in regards to the provision of infrastructure.

The issue of 'backzoning' the existing Industrial 1 Zoned land north of Treatment Works and Flaxmill Roads has triggered a subsequent issue relating to the buffer area around the Sewerage Reclamation Plant. Currently a

300m buffer exists around the area where no residential development can occur due to potential issues relating to odour and noise. Barwon Water raised concerns that the rezoning would present opportunities for residential development, which could encroach into this buffer area. In order to resolve this issue, an Environmental Significance Overlay is proposed to extend outwards of 300m from the Sewerage Reclamation Plant. Under the provisions of this Overlay, Barwon Water should be a referral authority for any application for buildings and works.

Barwon Water has also highlighted the fact that a parcel of existing Residential 1 Zoned land is located outside the Barwon Water Sewerage District. This land is located in north west Colac, adjacent to the Lake. Barwon Water has requested that consideration be given to staging of development in existing Residential 1 Zoned areas so as to ensure that areas within the Sewer District and closest to the Sewerage Reclamation Plant are developed as a priority over those that are not. As a consequence, the Residential 1 Zoned land in north west Colac has been identified as a longer term development option in the proposed residential staging plan.

## **2.2 Corangamite Catchment Management Authority**

A written submission was also received from the Corangamite Catchment Management Authority (CCMA), and a follow up email was sent requesting comments on proposed changes to the Structure Plan as a result. A summary of the initial comments and proposed changes is provided below.

### Floodplain Management

#### *Residential Rezoning*

- Increased residential densities in inner Colac may lead to increased local flood flows
- Provided map showing the extent of flood inundation
- The site occupied by the Pound is a large retarding basin and should not be included in the RLZ
- CMA would require an LSIO to be placed over rezoned RLZ as shown by shading on plan attached
- CMA would expect WSUD to be used and enforced in any future residential developments.

#### *Industrial Rezoning*

- Proposed IN3Z – more than half is subject to flood inundation from the Talbot Street waterway. Depth of inundation is expected to be more than 0.5m therefore unlikely to be useable for industrial land. CCMA recommend that land be retained in RUZ with LSIO (plan showing proposed LSIO attached).
- SE Colac (IN1Z between Talbot and Forest Streets) – NE section affected by overland flow – depth about 300mm or less. Engineering solutions may be possible at subdivision stage. Recommend LSIO over as shown on map.
- Land b/w Hearn and Pound Road (commercial / industrial) – not affected by waterway flooding but increase in development may cause increase in overland flow.
- Future industrial land east of Forest St – affected by overland flow from tributary of Barongarook Creek and by Barongarook Creek. As with SE Colac area, potential flooding to 300mm (same solutions suggested).

### Salinity

- Corangamite Salinity Action Plan has been developed and there are saline areas identified. These include:
  - Existing residential and proposed RLZ
  - Small pockets of mapped saline discharge sites outside proposed industrial zone
  - SMO is currently being finalised

### Urban waterways and stormwater

- Good that reference is made to stormwater management.
- No reference made to Shire's Stormwater Plan
- Climate change needs to be considered in planning and implementing stormwater plans
- Recommended practice should be gross pollutant traps
- Section 13 should mention the CCMA's Urban Stream Restoration Fund that could be used for rehabilitating Barongarook and Dean Creeks.

### Colac Bypass

- CCMA is not opposed to the Lake Colac bypass option being further investigated
- Lake Colac is not ranked as a high priority asset, but does have some environmental values.
- Advantage with Lake Colac option would be that people would be alerted to the fact that Colac has a lake. Would necessitate further actions to clean up the Lake.

Further investigations were undertaken in relation to the issue of salinity, and the Structure Plan has identified areas that are prone to salinity and which will require further investigations prior to determining full development potential. It is also recommended that the Salinity Management Overlay be implemented as soon as possible to ensure future development is protected from the problems associated with salinity.

Given the proposed industrial area has been relocated to east of Forest Street, the problems associated with potential inundation are less than originally anticipated. Despite this, a review is still required of the potentially floodprone areas in Colac, which should inform the revision of the existing Land Subject to Inundation Overlay. Most areas that are likely to be affected by flooding are situated in the proposed Rural Living Zone, and it is recommended that appropriate measures be implemented to ensure that the location of septic tank outlet areas are clear of any floodprone areas.

As a more general recommendation, water sensitive urban design elements such as swale drains, wetlands and gross pollutant traps, should be incorporated into any new development, but particularly those located in areas prone to flooding. The new Clause 56 provisions provide scope for the introduction of such measures, however this scope should also be extended to encourage commercial and industrial developers to embrace existing and new technologies in this area.

Other, more general comments made by the CMA have been incorporated into the Structure Plan where appropriate.

## **2.3 Department of Sustainability and Environment**

VicRoads provided written comments in relation to the Structure Plan, both in terms of the content and outcome. Below is a summary of their response to the Draft Structure Plan, and the subsequent changes that were recommended.

- Further justification is required for proposing future Residential 1 Zoned land.
- A staging plan is required to provide directions for phases of township growth.
- A 15 year supply of residential land should be provided.
- There are opportunities for urban consolidation around the commercial and community nodes.
- The Structure Plan should include opportunities for public transport, walking and cycling.
- Further justification should be provided for the rezoning of Farming Zoned land to Rural Living Zone.
- The location of the proposed Rural Living Zones may prevent the long term (50 years plus) consolidation of Colac, and its location adjacent to the commercial centre in Elliminyt compromises consolidation and the building of sustainable walkable communities.
- The final Structure Plan should provide a detailed analysis of industrial land demand and supply.
- Local residents have advised that the land identified for industrial land is flood prone.
- Consideration should be given to access and mobility given the education, recreation and community precinct is to be located outside of the main central activity area.
- Is there an opportunity to identify further open space linkages?
- An outer boundary to the town should be identified.
- More detailed implementation measures should be provided.
- Discussions on the bypass options should commence as soon as possible.
- The Structure Plan should identify the issues arising from climate change and the impacts on urban design, water recycling and so forth.
- More information on which specialist agencies have been engaged and consulted should be provided.

Following the consultation session and in discussions with Councillors and Council officers, it was determined that the proposed future Residential 1 Zoned area south of Harris Road and East of Colac-Lavers Hill Road would be removed from the Structure Plan. This was mainly due to the large area of land (over 80 years supply) that has already been zoned Residential 1, and the need to promote consolidation in established urban areas.

The Structure Plan promotes consolidation around commercial and community nodes, by encouraging redevelopment of the existing residential area within the town centre, and redevelopment around the proposed commercial node in Elliminyt. The last objective under the heading 'Balance Service Provision' in the Residential Strategy, aims to encourage use and development of public transport, pedestrian and cycle linkages.

In relation to the proposed Rural Living Zone, further justification against the provisions of the Draft Practice Note for Applying the Rural Zones, and Ministerial Direction No. 6, has been provided. The land is already heavily fragmented and development for 'hobby farm' purposes and its rezoning will not jeopardise the future consolidation of Colac given that over 80 years supply of Residential 1 Zoned land is currently available.

The proposed Industrial 1 and 3 Zones have been moved to the eastern side of Forest Street, where it is understood that flooding is less of an issue. Discussions have been undertaken with the Corangamite Catchment Management Authority in relation to reviewing the existing LSIO provisions so as to cover areas not already identified as posing a flood risk. These discussions have also identified some of the issues associated with climate change, which have since been recognised in the report, particularly in regards to the new Clause 56 provisions.

A number of open space linkages have been identified in the Structure Plan, some of which are existing trails that have opportunities to be enhanced. It is difficult to identify further open space linkages through private property, particularly when much of the land has not yet been developed. Sufficient guidance has been provided to developers and Council in regards to the need to provide public open space in the development of residential areas.

Further information has been provided in this Appendix as to which specialist agencies have been engaged during the development of the Structure Plan.

Although the bypass and heavy vehicle route options have been formally removed from consideration in the Structure Plan, the investigations undertaken have remained within the document and comments regarding the future management of this issue have been provided.

A staging and implementations plan has since been developed for the Structure Plan, along with an outer boundary for the town.

## **2.4 VicRoads**

VicRoads provided written comments in relation to the traffic bypass and heavy vehicle options early on in the project. Below is a summary of their response to the Draft Structure Plan, and the subsequent changes that were recommended.

- Support recommendations for industrial, residential, recreation and open space and education, recreation and community precinct.
- Support traffic management strategy.
- Require further work in the form of origin destination study for the bypass.
- Review of the Colac road hierarchy may also be of benefit.

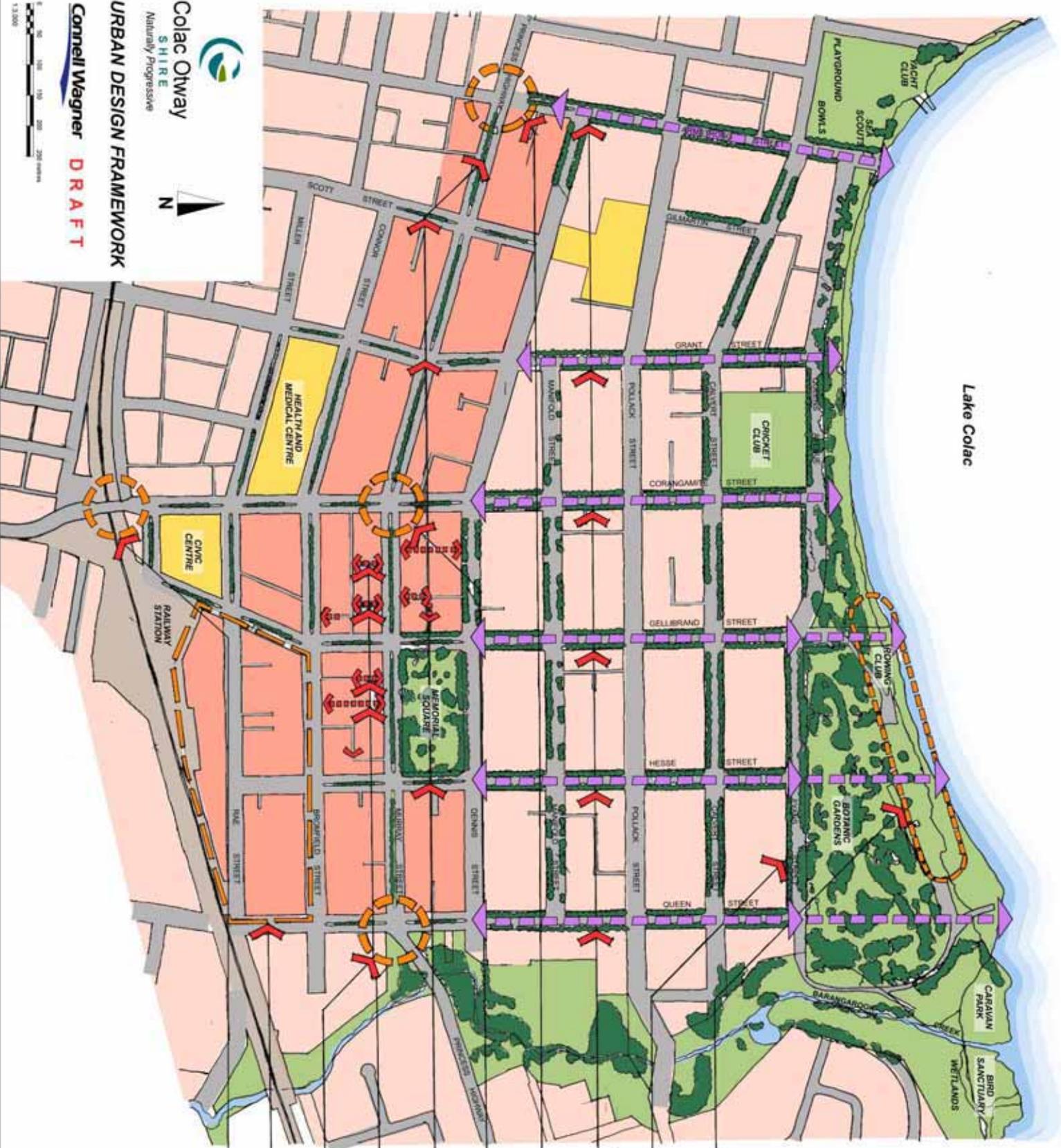
While the traffic bypass and heavy vehicle route options have been removed from consideration under the Structure Plan, a recommendation has been made to carry out investigations into traffic movements in the town centre and in Colac, and a review of the current road network.

# ***Appendix C***

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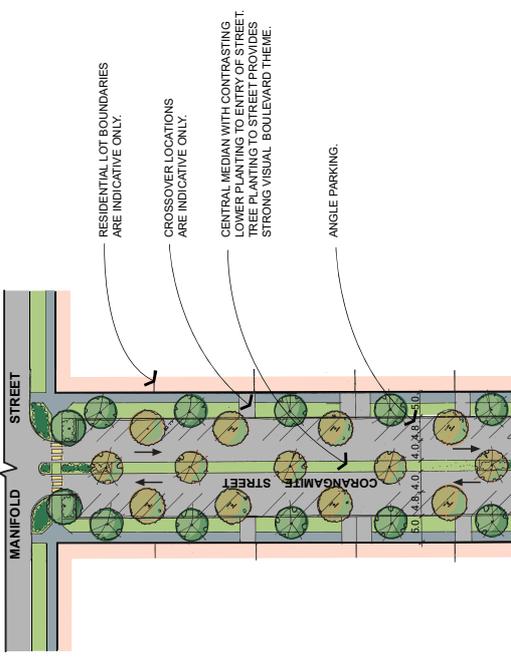
***Urban Design Framework Plans***

Lake Colac

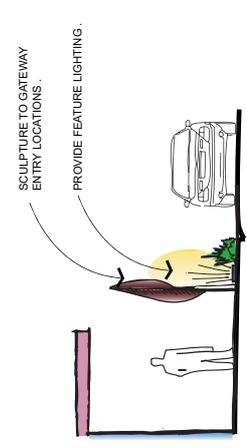


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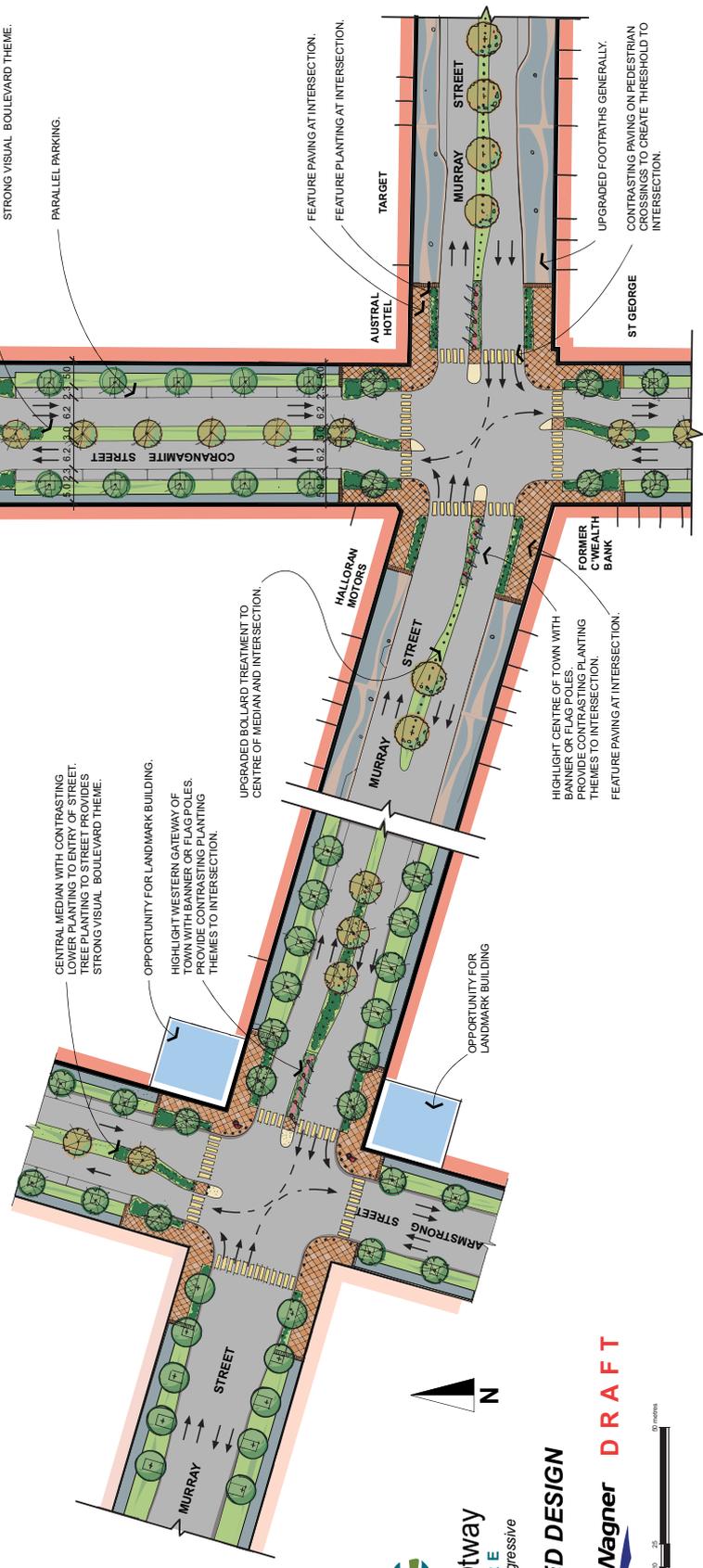
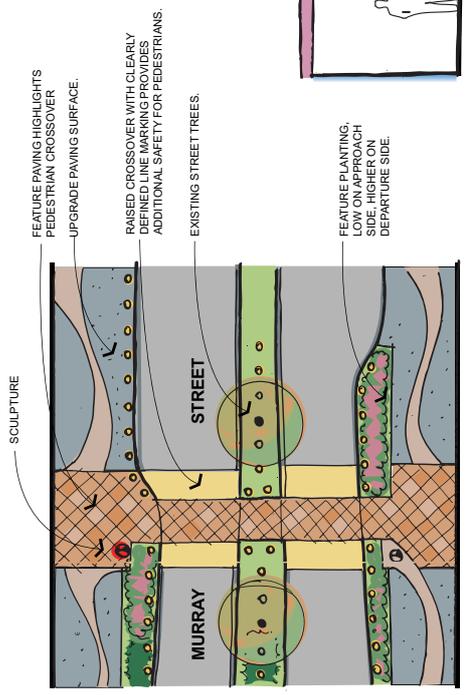
- HIGHLIGHT AND FEATURE LAKE COLAC. SIGNAGE REQUIRED EAST OF QUEEN STREET AND WEST OF ARMSTRONG STREET. VICHARDS BROWN TOURISM SIGNST
- BLUE FINGERBOARD DIRECTIONAL SIGNS AT MURRAY/QUEEN AND MURRAY/CORANGAMITE STREETS PROVIDE INFORMATION OVERLOAD. ABE COACHING AND DAVE/BOB. REDUCE CONTENT AND LOCATE DIRECTIONS AT CITY ENTRIES.
- POOR QUALITY OF FOOTPATHS DETRACTS FROM TOWN CENTRE. RENEW WITH CONSIDERATION GIVEN TO MATERIALS, COLOURS, PATTERNS, TEXTURES, JOINTING.
- HIGH-RISE PESTIPALM GROSSINGS IN ARLING STREET WITH BETTER BARRIERS ON CENTRAL MEDIUM.
- EXPLICIT AND DEVELOP OPPORTUNITIES FOR AL FRESCO DINING. SALES GONDOLAS, LANDSCAPING PROVIDED BY WIDE FOOTPATHS ESPECIALLY ON SOUTH SIDE OF MURRAY STREET AND WITH VIEWS OF MEMORIAL SQUARE.
- INTRODUCE GUIDELINES TO PROTECT QUALITY BUILDINGS. LOW-RISE CHARACTER VERANDAH. WIDE FOOTPATHS AND TO ENSURE NEW DEVELOPMENT RESPECTS THE REMAINING QUALITY OF THE CENTRAL PART OF THE TOWN. CONSIDERATION OF THE CENTRAL PART OF CORANGAMITE STREET AND ENCOURAGING GOOD DESIGN WEST OF CORANGAMITE STREET.
- SEEK A COMMERCIAL MARKET (RESTAURANT/ ACCOMMODATION/ ENTERTAINMENT) TO LOCATE ON THE LAKE FORESHORE TO ATTRACT VISITORS TO LAKE.
- STREET TREE PLANTING IN FIAS STREET AND QUEENS AVENUE TO LINK DOLEVARDS, GARDENS AND LAKE.
- TAKE ADVANTAGE OF WIDE STREETS AND STREET TREES TO CREATE BOLLIVARDS AND ORIENTALINGS BETWEEN COMMERCIAL CENTRE AND RESIDENTIAL AREAS. CONSIDERATION OF THE CENTRAL PART OF THE TOWN TO CREATE PEDESTRIAN CYCLE PATHWAYS.
- WESTERN ENTRY - CREATE FOCUS WITH URBAN DESIGN ELEMENTS - PLAYING SCULPTURE, BARRIERS OR SMALL TREE LANDMARK (GATEWAY TO COMMERCIAL AREA).
- INTERSECTION IN CENTRE OF TOWN. CELEBRATE WITH FLAG POLES, BARRIERS OR SCULPTURE. PROTECT AUSTRAL, HOTEL AND FERRIER COMMERCIALITY BANK WITH URBAN DESIGN GUIDELINES. USE CORANGAMITE BANK WITH URBAN DESIGN GUIDELINES. OTHER CORPERS ARE RECEIVED.
- EXTEND EXISTING URBAN DESIGN SCHEME IN MURRAY STREET UP TO ARMSTRONG STREET AND ONE BLOCK NORTH AND SOUTH OF MURRAY STREET. GENTLY AND SOUTH TOWNSHIP EXPERIENCE OF RESPONDING THROUGHOUT TO ENCOURAGE COMMERCIAL ACTIVITY TO EXTEND AROUND THE CORNER AND TO LINK GVC CENTRE INTO TOWN CENTRE.
- CREATE PEDESTRIAN LINKS WHEREVER OPPORTUNITIES ARISE THROUGH DEVELOPMENT TO LINK KEY AREAS WITH BLOCK STREETS. RETAILERS WITH FRONT AND REAR ACCESS SHOULD BE ENCOURAGED TO DEVELOP LINKS. THE LAKE IS AN EXCELLENT EXAMPLE OF A PEDESTRIAN LINK.
- EASTERN ENTRY - GOOD QUALITY ENTRY BUT ABLE TO BE DEVELOPED FURTHER. NEW TOILETS, CARPARK ON NORTH SIDE. LINK WITH INFORMATION TOILETS. SHAWNO AVENUE REQUIRED TO EAST PEDESTRIAN LINK.
- ENCOURAGE BIKY GOODIES TO ESTABLISH IN THIS AREA AND ALONG MURRAY STREET WEST OF CORANGAMITE STREET. RELOCATE LIGHT FOOTSTRAIL LINES TO INDUSTRIAL ZONE.
- SOUTHERN ENTRY - CURRENTLY VISIBILITY THROUGH BLIND SPOTS FROM BRIDGE AND ANGLED APPROACH HAVE POTENTIAL AND PROVIDE VISUAL IMPACT TO ENTRY.



**SECTION - SCULPTURE**  
NTS



**TYPICAL CROSSOVER TREATMENT**  
SCALE 1:400



**LEGEND**

[Orange line]	COMMERCIAL PRECINCT
[Light orange line]	RESIDENTIAL PRECINCT
[Brown hatched box]	FEATURE PAVING
[Blue hatched box]	UPGRADED PAVING
[Black circle]	BOLLARDS
[Tall thin pole]	BANNER/FLAG POLES
[Sculpture icon]	SCULPTURE
[Green circle]	EXISTING TREES
[Light green circle]	PROPOSED TREES
[Dark green circle]	PROPOSED LOWER PLANTING
[Light green circle]	PROPOSED FEATURE PLANTING

Colac Otway  
SHIRE  
Naturally Progressive

**DETAILED DESIGN**

**Connell Wagner** DRAFT

0 5 10 15 20 25 30 METRES

N

# ***Appendix D***

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***Questionnaire***

# Colac Structure Plan - Stakeholder Questionnaire



## General

1) What existing features do you believe serve as the main attractions to the township of Colac and its surrounding area?

.....  
.....  
.....

2) What is your vision for Colac in 10 years time?

Physically:.....

Economically: .....

Socially:.....

3) What relationship does Elliminyt have to Colac and how do you see the future development of Elliminyt occurring?

.....  
.....  
.....

4) What actions can the Colac business community undertake to promote and enhance the town's business environments?

.....  
.....

## Industrial Development

5) What do you see as the main opportunities and constraints affecting industrial development in Colac?

*Opportunities:* .....

*Constraints:* .....

6) What type of industry (size and type) would like to see more of in Colac and its surrounding areas?

.....  
.....

7) Either use the attached map or describe below where do you see industrial land in Colac being developed (please circle an area)?

.....  
.....

## Housing Development

8) What do you see as the main opportunities and constraints affecting housing development in Colac?

*Opportunities:* .....

*Constraints:* .....

9) Is there a particular form of housing development that you would like to see more of in Colac and its surrounding areas?.....

.....  
.....

10) Either using the attached map or describe below where you see housing land in Colac being developed (please circle an area)? .....

.....  
.....

# Colac Structure Plan - Stakeholder Questionnaire



## Appearance of Town Centre

11) What are the key aspects about Murray Street that you like and dislike?

.....  
.....

12) What form/style of development should the Colac town centre seek to encourage? (i.e heights, materials, colours, themes, heritage character, modern design).

.....  
.....

13) What form/style of development should be avoided?

.....  
.....

14) Do you believe Colac town centre is an attractive place to visit (i.e aesthetically, accessibility/movement etc)

.....  
.....

15) What aspects of Murray Street would you like to see unchanged?

.....  
.....

16) What role and/or relationship do you believe Lake Colac should have with the township of Colac?

.....  
.....

## Traffic and Pedestrian Movements

17) What do you believe are the key issues for Colac town centre in relation to:

(a) traffic movement eg trucks .....

.....  
.....

(b) pedestrian access eg safety .....

.....  
.....

(c) carparking.....

.....  
.....

18) What feature (if any) would you like to see at the entrances to Colac?

.....  
.....

**Please return questionnaire (by fax, post or hand delivery) to:**

**Kelly Grigsby**  
**General Manager, Planning and Environment**  
**Colac Otway Shire Council**  
**2-6 Rae Street, Colac 3250**  
[Kelly.grigsby@colacotway.vic.gov.au](mailto:Kelly.grigsby@colacotway.vic.gov.au)  
**Phone: 5232 9422 Fax 5232 1046**

**Other Comments.....**

.....  
.....  
.....

# ***Appendix E***

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*Outcomes of the Education, Recreation and Community Precinct  
Forum*

## Education

### (Consider Broadly – eg; Colac ACE, Life Long Learning, U3A, K12, TAFE, University)

Is there a benefit in consolidating different types of education on the one site?

- ✓ Yes – absolutely!
- ✓ Joint use of resources – convenience for whole community
- ✓ Educational development of culture / sharing of knowledge
- ✓ Effective use of resources
- ✓ **(3)** Ability to cater for disengaged kids through programs and facilities enhanced opportunity for community members to undertake
- ✓ **(1)** University – etc, all parts of the deal – include after school care
- ❖ Yes – ACCES to school aged and others and broad range of programs – NO to K-12! Should separate P-6. 7-12 be separate.
- ❖ Working with providers of programmes for disabled students
- ❖ Shared resources, opportunities and improved pathways for students.
- ❖ More choices on site.
- ❖ University campus/provision
- ❖ TAFE provision
- ❖ Accessibility to broader range

What traditional school facilities might be able to be jointly used as community facilities?

- ✓ Library
- ✓ Technology
- ✓ Classrooms used for TAFE
- ✓ Sports Facilities
- ✓ Cafeteria / Hospitality training / food handlers etc
- ✓ **(2)** A well designed school should be able to be used for a whole range of community activities – almost limitless.

	<ul style="list-style-type: none"> <li>❖ Must be more open use of facility to the community 24/7!</li> <li>❖ Auditorium</li> <li>❖ Library</li> <li>❖ Sports Facilities</li> <li>❖ Computer Labs</li> <li>❖ Meeting Spaces</li> <li>❖ Athletics Track</li> <li>❖ Classrooms</li> <li>❖ Multipurpose Rooms</li> <li>❖ Science Labs</li> <li>❖ Community Radio</li> <li>❖ Commercial Kitchens/Hospitality</li> </ul>
<p>Are there linkages between schools and businesses that could be enhanced by clever design and use of this precinct and new models of working together?</p>	<ul style="list-style-type: none"> <li>√ Agriculture</li> <li>√ Guild on linkages that already exist – Especially with TAFE</li> <li>❖ YES, and should be more deliberately delivered.</li> <li>❖ Address skill shortages in professions eg. Medical, Teaching, Engineers, Ag???</li> <li>❖ Community Radio, Print Media, Electronic Media, Manufacturing, Arts, Tourism, Trade Skills, Rural/Agricultural Industry, close ties with business seek Industry links for structured workplaces, VET,VCAT, Commercial Kitchens, TAFE, Technology spaces.</li> </ul>
<p>How do we design the precinct so it doesn't "feel"</p>	<ul style="list-style-type: none"> <li>√ Break the "memory"</li> <li>√ Doesn't look or feel like a traditional school.</li> </ul>

like a traditional school that might be off-putting for some community users?

- ❖ Need to distinguish carefully the design to suit different ages of kids – especially if Primary School on one site.
- ❖ Don't make it appear too Big
- ❖ Must be user friendly to the people who use it and work in it.
- ❖

## Arts, Culture & Library Services

<b>Arts, Culture &amp; Library Services</b>	
<b>Prompts for consideration.</b>	Universal access as an ad hoc criterion.
<b>How could a new precinct link and complement COPACC?</b>	<ul style="list-style-type: none"> <li>✓ (1) Black Box Theatre</li> <li>✓ (2) Studios – wet and dry – art, sculpture, recording, radio, film, photography, textiles.</li> <li>✓ Potential for Summer Schools, after school programs, weekend schools etc</li> <li>✓ Computer Labs – images, blogging, internet etc</li> <li>✓ Combined libraries include audio visual</li> <li>✓ (3) Gallery Space!!!</li> </ul>
<b>Identify gaps and opportunities for arts and community arts that could be part of this precinct?</b>	<ul style="list-style-type: none"> <li>✓ UNIVERSAL ACCESS – AGE ABILITY CULTURE – affordable</li> <li>✓ Classes for older generation</li> <li>✓ Important for all ages, backgrounds etc to have access</li> </ul>
<b>How can the precinct raise the profile of arts in the community?</b>	
<b>How would a library coalesce with the precinct? And how could it be designed so it felt accessible to the whole community?</b>	
<b>Other Information:-</b>	<ul style="list-style-type: none"> <li>✓ Extension of work experience, industrial training, mentorships, traineeships.</li> <li>✓ Why isn't there more tertiary education in Colac?</li> </ul> <p>Room for Administration Support</p>

<b>Recreational Facilities</b>	
<b>What are the gaps/needs in Colac?</b>	<ul style="list-style-type: none"> <li>✓ (1) All weather athletic track / Multipurpose sporting facility</li> <li>✓ (2) Lack of ovals and space – specified sports ovals – junior sports especially semi-private enterprise possibility.</li> <li>❖ Provision for sports that are currently under supplied with sporting facilities ie – soccer pitches, indoor netball facility, athletics facility, elite training facility, baseball &amp; softball</li> <li>❖ Canteen facilities developed to service school and community users across the hours/days of week and also toilet facilities suitable for continual multi-purpose use</li> </ul>
<b>What facilities could be shared between schools and the broader community?</b>	<ul style="list-style-type: none"> <li>✓ Library</li> <li>✓ Basketball Facilities</li> <li>✓ Grass Tennis Courts</li> <li>✓ Hockey Grounds</li> <li>✓ Netball Courts</li> <li>✓ Football</li> <li>❖ (1) Good examples of shared facilities can be seen at the new State Soccer/Bowls/Cycling centre</li> <li>❖ Cobram/Barooga share facilities with sporting groups/schools and hosted state country soccer championships.</li> <li>❖ (2) Incorporate a full sized Olympic Pool (Indoor) to provide the community with the opportunity to provide better accessibility to the community, host big sports meetings etc.</li> </ul>
<b>What facilities that currently</b>	<ul style="list-style-type: none"> <li>✓ Bluewater fitness – Gymnasium – Rec Centre</li> </ul>

<p><b>exist could better serve the community if a part of this precinct?</b></p>	<ul style="list-style-type: none"> <li>✓ Colac Central Reserve</li> <li>✓ Lawn Bowls Facility</li> <li>✓ Squash Courts</li> </ul> <p>❖ Any development would need to incorporate a very large undercover stadium that can accommodate international/interstate/state championship activities. An example of our lack of space/accessibility can be seen by the trans tasman tests in indoor bowls were we struggled to have spaces suitable for hosting games.</p>
<p><b>What facilities do we have that need updating?</b></p>	<ul style="list-style-type: none"> <li>✓ Function Rooms</li> <li>✓ (3) Colac Central Reserve Precinct (Bluewater Fitness Facility/Basketball/Rec Centre) and all other Football grounds and Netball Courts within Colac</li> </ul> <p>❖ (3) The provision of a state of the art recreational precinct as part of the school provides the community with many benefits including:- Healthy eating patterns, healthy children learn better, chance to have industry/commerce deliver services to schools/good facilities, Synthetic surfaces if possible to save water and ongoing maintenance (soccer, hockey, lawn bowls etc), Community Garden (?), community kitchen, Healthy lifestyles.</p>
<p><b>Other Information:-</b></p>	<ul style="list-style-type: none"> <li>✓ Bottom Line - \$\$\$ - TIME FRAME</li> <li>✓ Possibility of sublet to private enterprise to operate</li> </ul>

<b>Community Services</b>	
<b>(Consider Broadly – eg Kinders, Senior Citizens, Child Care, After School Activities etc)</b>	
<p>What community Services might be good to co-locate here?</p>	<ul style="list-style-type: none"> <li>√ (2) Performing arts / auditorium – a shared facility for students, amateur players, bands, conferencing (Ability to split into smaller facilities – studio)</li> <li>√ (3) A large catering facility – Home Eco (shared commercial kitchen), conferencing, fundraisers</li> <li>❖ Childcare</li> <li>❖ Library &amp; Information Technology – hub of school</li> <li>❖ Meeting areas for any community group especially training needs.</li> <li>❖ Drama – Colac Players</li> <li>❖ Facilities for music – private music tuition / practice rooms / music exams</li> <li>❖ Facility / auditorium for a large number – at least 250</li> <li>❖ Performing arts centre – Drama / Music / Assembly</li> <li>❖ Conference Centre – to seat 400 for a meal</li> <li>❖ Commercial Kitchen</li> </ul>
<p>What services might be able to share a multi-use venue?</p>	<ul style="list-style-type: none"> <li>√ (1) Library – could be a fulltime shared resource</li> <li>√ Childcare would be utilized by school &amp; wider communities, users of Adult Education</li> <li>❖ Colac Area Health – Youth Worker, visiting medical services</li> <li>❖ (1) Youth Clinic</li> <li>❖ TAFE Courses, VET in schools programs, Vocational for junior school and senior schools, Adult Education (Colac ACE), U3A</li> </ul>
<p>What designs &amp; service models might help to make</p>	<ul style="list-style-type: none"> <li>√ Could be attached to a general store / café / retail / book keeping computers with students working as part of curriculum.</li> <li>√ Multi education – could be shared classes with senior levels to make up numbers</li> </ul>

<p><b>the community comfortable to access Services in this precinct?</b></p>	<p>√ Use of facilities out of school hours.</p> <ul style="list-style-type: none"> <li>❖ Separate entry</li> <li>❖ Basketball Stadium</li> <li>❖ Gym / Swimming pool</li> <li>❖ Co-location / integration</li> <li>❖ Use of 4-6pm evening times.</li> </ul>
<p><b>Other Info:-</b></p>	<p>Industry sponsorship, support, training for students, farmers.</p>

<h2 style="text-align: center;">Shire's Economy</h2>	
<p><b>Background</b> The Shire's main employer industries include:</p> <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Tourism</li> <li>• Manufacturing</li> <li>• The service industry (health, finance, retail etc)</li> </ul> <p>There is a good evidence that existing industries are enhanced, if at a local or regional level they are complemented with related trade association, suppliers, community colleges, universities etc.</p>	
<p><b>Prompts for consideration</b></p>	<p>√ Joint facilities √ ADVANTAGES – Efficiencies of usage, general access to facilities</p>
<p><b>What models and partnerships could occur within the precinct to foster and grow our Shire's</b></p>	<p>√ (1) Both students &amp; industry, community √ (2) Usage of facilities – libraries, sporting facilities, training facilities, services √ (3) Whatever the facility – access to transport, buses, bikes, walking tracks, security, lighting √ Flexibility of changing needs in education</p>

<p><b>economies?</b></p>	
<p><b>How can innovation be encouraged?</b></p>	<ul style="list-style-type: none"> <li>√ More efficient greater use of hours of opening, training of workforces, retraining, access to disabled, timetabling</li> <li>√ Broad ranges of interests:- CEO Corangamite Library, Pool, Gordon TAFE, Dairy Farmer, Nurse, Colac Specialist School</li> </ul>
<p><b>How might facilities be differently built to provide learning and development partnerships between industry and education?</b></p>	<ul style="list-style-type: none"> <li>√ Consideration of affordability of services and facility to the general community</li> </ul> <p>EG: Hire Costs affordable for smaller or community groups.</p>

## Linkages

**(Think here about physical linkages – cycling/walking tracks, open space car parking/access and linking issues eg the environment)**

**What are the key places the precinct needs to link to; eg civic precinct, CBD, Lake, residential areas?**

- √ Combined office space area for a number of community groups that had a reception/message taking service / desk space and computers for use by the groups / an allocated amount of lockable storage space per group – close to meeting/training rooms available for use.
  - ❖ Depending on where the site is:- accessible / safe / lighting (nighttime), well lit
  - ❖ All ages & stages – multiple access (more than one entry) eg Maryborough (logistical nightmare one access)
  - ❖ Access by bus
  - ❖ Separate bus/pathways
  
- ◆ Library with internet, open to community and school simultaneously
- ◆ Pre-school/Primary school/Secondary School/ Day care all linked together
- ◆ Access to school – car parking, drop off and pick up
- ◆ Linked the lake, memorial square, all facilities by walking and cycling paths.
- ◆ Business ability to work within the school and school to access business opportunities for teaching students
- ◆ Office supplies and ICT use by school and community
- ◆ Health and recreational facilities, including professional services eg gyms, physio, aerobics
- ◆ Auditorium and conference facilities / accommodation is an issue
- ◆ Sporting facilities
- ◆ Hospitality and tourism training
- ◆ Business education links

	<ul style="list-style-type: none"> <li>◆ Tertiary campus of TAFE/ACE/CCDA, University with wide ranging courses/facilities</li> <li>◆ Video Conferencing</li> </ul>
<p><b>What would be needed to encourage people to walk/ride to/from the precinct?</b></p>	<ul style="list-style-type: none"> <li>❖ Separate pockets (home base) and then linking back to a central area (library and canteen in the middle)</li> <li>◆ Some public transport / community busses</li> <li>◆ Safe Bus access</li> <li>◆ Access to existing facilities – sporting pool</li> </ul>
<p><b>How would people get there?</b></p>	<ul style="list-style-type: none"> <li>❖ Ring road around the outside of the precinct with drop off zones</li> <li>❖ Primary/Secondary “lollypop lady” replaced by a secure safe environment</li> <li>❖ Drop off zones</li> <li>◆</li> </ul>
<p><b>What business ideas could operate on this site that contribute to educational/recreational outcomes as well as community?</b></p>	<ul style="list-style-type: none"> <li>√ Business incubator – indoor/outdoor market area – student enterprises</li> <li>▪ Media / web page</li> <li>▪ Café / coffee shop</li> <li>▪ Carpentry – making small furniture, tourist items from local timbers</li> <li>√ Develop students skills in all aspects of the businesses.</li> <li>√ Environmental issues – shop front for landcare/water quality/lake development</li> <li>❖ Lake – Nature</li> <li>❖ Childcare (work experience / qualifications)</li> <li>❖ Hospitality (cafes, students running cafes = training)</li> <li>❖ Recreation ( library, computers)</li> </ul>

# ***Appendix F***

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***Guiding Principles for Assessing Subdivision Applications***



## Appendix F

### Guiding principles for assessing subdivision applications and preparing an open space framework

When assessing subdivision applications and in preparing an open space framework to support future open space provision for residential development in new and established residential areas, the Structure Plan recommends the following guiding principles be followed.

- Council will set aside on the plan, for public open space, in a location satisfactory to the Council, 5% of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes; or
- Council will require payment of 5% of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes; or
- Council will require a combination of the above so that the total of the percentages required equals 5% of the site value of all the land in the subdivision.
- In most cases where appropriate sized land may not be available for acquisition, Council will require a cash contribution.
- However, there are parts of Colac and Elliminyt where land would be desirable if available in useful size and location.
- Land contributions will be required where:
  - The neighbourhood is deficient of small or large local parks. Utilise the open space assessment at Figure 26.
  - Land of a suitable usable size is available to support the identified recreational function required
  - A strategically important link is required to other open spaces
  - Useful links (off-road trails) to existing open space can be created.
  - Mature trees, or other cultural values will be protected and usefully incorporated into the development
- Land will not be taken as a public open space contribution that is: encumbered by steep grades, too contaminated for use as public open space, a drainage reserve, subject to flooding, an easement, road verge (unless to create a planned off-road trail), road way, buffer, water treatments, or has no ability to provide a recreational function.
- Public open space may be required in industrial and commercial areas, to provide recreation opportunities for the increasing number of workers in these neighbourhoods.
- Open space taken, as part of subdivision shall be transferred to Council in a developed and useable condition.
- Developers shall be required to fund or undertake basic development works in parks and open space as part of their contribution, including tree planting, turf or grass, irrigation (if deemed appropriate), and paths and furniture or equipment; consistent with the purpose of the space.
- The landscape design and standard of embellishment of new open space provided by developers shall be at a level able to be sustained by Council after the developer has left the site, unless alternative funding strategies are put in place.



- Developers are required to plant vegetation in accordance with species approved by Council, suitable to the area.
- Relevant landscape guidelines documenting recommended practices, acceptable levels of basic development works, species and where appropriate, design, shall be provided by, or negotiated with Council.
- Some types of open space facilities needed by the new population are more viable off site or in conjunction with those for a wider catchment. Where this is the case, Council will either:
  - Take a cash contribution
  - Negotiate to provide the facility for the a district or local area catchment within the development
  - Take a proportion of the land required where the remainder may be able to be taken in adjoining land from another development
  - Require a contribution of an equivalent amount to have them provide elsewhere, or
  - Embellish an existing reserve elsewhere to cater for the identified need.
- 5% contributions are required to assist in the implementation of Council's capital works program for open space development. The works program is based on a neighbourhood analysis of local needs and participation trends.
- Open space development works in parks include: implementation of endorsed Master Plans, creation of off-road trails, works on building and landscape conservation, and playground developments, sporting fields, seating, picnic areas and park landscapes.
- The use of Clause 52.01 of the Colac Otway Planning Scheme is recommended to better manage open space contributions in new subdivisions. Recognising that there are established areas within Colac and Elliminyt that are deficient in Public Open Space (when assessed against ResCode), it is recommended that the schedule to Clause 52.01 require a mandatory 10% public open space contribution.